

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
APRIL 16, 2014**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 P.M., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chair, and the roll was called by the Secretary.

**PRESENT: Cone, Guarino, Zuniga, Valenzuela, Feldman, Connor, Rodriguez**

**ABSENT: Judson, Laffoon, Salas, Shafer**

- Chairman's Statement
- Citizens to be heard
- Announcements

The Commission then considered the Consent Agenda which consisted of:

- |                       |  |
|-----------------------|--|
| 1. Case No. 2014-135  | 301 E. Travis  |
| 2. Case No. 2014-128  | 8989 FM 78   |
| 3. Case No. 2014-127  | 900 Ellison Dr. South  |
| 4. Case No. 2014-126  | 205 Carolina   |
| 5. Case No. 2014-125  | 651 Devine, 1000 Broadway, 400 Lexington, 3700 N. St. Mary's |
| 6. Case No. 2014-123  | 226 N. Hackberry   |
| 7. Case No. 2014-134  | 314 E. Commerce  |
| 8. Case No. 2014-121  | 1704 San Fernando  |
| 9. Case No. 2014-120  | 8400 NW Military   |
| 10. Case No. 2014-119 | 2107 W. Mistletoe  |
| 11. Case No. 2014-129 | Mission Reach East Trail                                     |
| 12. Case No. 2014-132 | 602 E. Guenther  |
| 13. Case No. 2014-122 | 2814 Perez   |
| 14. Case No. 2014-056 | 265 E. Lullwood  |
| 15. Case No. 2014-073 | 229 Vance  |
| 16. Case No. 2014-082 | 214 W. Lullwood  |

Items 6, 7 and 11 were pulled from the Consent Agenda to be heard under Individual Consideration.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Feldman to approve the remaining cases on the Consent Agenda based staff recommendations.

**AYES: Cone, Guarino, Zuniga, Valenzuela, Feldman, Connor, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

**6. HDRC NO. 2014-123**

Applicant: Larry Hicks

Address: 226 N. Hackberry

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Improve and expand an existing parking area behind the Carver Theatre and adjacent to the Little Carver Theatre. The existing parking area is accessed from Center Street, to the north of the Carver Theatre complex. The proposed expanded

parking area will require the removal of existing planting beds directly to the east of the existing parking area. The applicant proposes to replace the existing asphalt parking surface and expand the parking area with concrete. An existing dedication monument and plaque at the garden will be relocated to a pedestrian collection point between the parking area and the Carver Theatre complex. Several existing trees will be removed as part of the parking expansion and new trees are intended to be planted around the perimeter of the site. The existing metal fence will be repaired and extended to encompass the expanded parking area.

2. Install new pole lights. The applicant has provided two potential lighting options. Option 1 is a down facing light fixture suspended from a pole. Option 2 is a pole light with a shield at the top. Both options would be 12 feet tall. The new lights are proposed to be installed around the perimeter of the parking area, at the edge of the new concrete surface.

3. Construct a western red cedar dumpster enclosure. The proposed enclosure will be located toward the interior of the site, at the southwest corner of the proposed parking area.

#### **FINDINGS:**

a. The proposed parking area will replace and expand an existing parking area which is located toward the rear of the Carver Theatre complex, consistent with the Guidelines for Site Elements, Section 7.A.i.

b. The existing garden is currently screened by a metal fence with stucco pillars. The applicant proposes to retain the existing fencing and extend it with like materials, consistent with the Guidelines for Site Elements, Section 7.B.i.

c. While removing trees to expand a parking area is not recommended, staff finds that the existing trees are relatively small in size and the applicant's proposal to plant new trees will help mitigate their removal, consistent with the Guidelines for Site Elements, Section 3.D.

d. Of the two lighting options, staff finds that Option 1 is less visually obtrusive and less likely to produce glare, while still providing adequate light for safety in the parking area, consistent with the Guidelines for Site Elements, Section 6.D.iv.

e. The height of both lighting options is appropriate and consistent with the Guidelines for Site Elements, Section 6.D.iii.

f. The proposed dumpster enclosure is minimal in design and will not detract from the existing historic structures on this site. Its location also makes it visually unobtrusive and screening it is consistent with the Guidelines for Additions, Section 5.B.ii.

#### **RECOMMENDATION:**

1. Staff recommends approval based on findings a-c.

2. Staff recommends approval of Option 1 as submitted based on findings d and e.

3. Staff recommends approval as submitted based on finding f.

#### **COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Valenzuela to approve as submitted based on findings a through f.

**AYES:** Cone, Guarino, Valenzuela, Feldman, Connor, Rodriguez

**NAYS:** None

**RECUSED:** Zuniga

#### **THE MOTION CARRIED.**

#### **7. HDRC NO. 2014-134**

Applicant: Nancy Russell

Address: 314 E. Commerce

April 16, 2014

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The applicant is requesting Historic Tax Certification for the property at 314 E. Commerce. This is the old Alamo National Bank Building. The scope of work has been approved administratively.

**FINDINGS:**

- a. The Old Alamo National Bank Building was built in 1902 as a five story structure. With the widening of E. Commerce Street in 1912, the structure was raised and moved back 16 feet. A three story addition was constructed in 1916, bringing the building to its current 8 stories in height.
- b. The approved scope of work consists of only repair and maintenance on the exterior, including restoration of the limestone façade, repair and repainting of the original wood windows and steel fire escape, and repair of the copper cornice.
- c. Staff performed a site visit to this property on April 7, 2014. Staff commends the applicant for the proposed, detailed restoration of this iconic historic building.
- d. The applicant has met all requirements of the City's tax certification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer.

**RECOMMENDATION:**

Staff recommends approval as submitted based on findings b-d.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Feldman to approve as submitted based on findings a through d.

**AYES:** Cone, Zuniga, Valenzuela, Feldman, Connor, Rodriguez

**NAYS:** None

**RECUSED:** Guarino

**THE MOTION CARRIED.**

**11. HDRC NO. 2014-129**

Applicant: John Medina, San Antonio Cultural Arts

Address: Mission Reach East Rail

The applicant is requesting a Certificate of Appropriateness for approval to install approximately 30 art pieces on the east trail of the Mission Reach. Each piece consists of a metal tubing "stem" secured in the ground by 30" concrete footings. The stems will vary in height between 4 and 6 feet. The stems will hold 7" cubes constructed from cast aluminum tiles. Each tile features a unique relief sculpture designed by workshop participants. Over 200 tiles were fabricated for the installation.

**FINDINGS:**

- a. This installation received PASA approval on March 19, 2014.
- b. While it is noted that the proposed art installation is dissimilar to the natural setting at this location, the proposed installation does not impact any identified historic resources in accordance with UDC Section 35-652.
- c. Due to the number of excavations required for the installation, there is a potential impact to unidentified archaeological resources. The location of the installations is within portions of an area previously cleared for cultural resources for the Mission Reach Improvement Project. Therefore, no further archaeological investigations are necessary. However, if during the course of installation, a previously unidentified archaeological site is encountered, the City Archaeologist should be immediately contacted in accordance with UDC Section 35-632.

**RECOMMENDATION:**

Staff recommends approval based on findings a and b.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Zuniga to approve as submitted based on findings a through c.

**AYES:** Cone, Guarino, Zuniga, Valenzuela, Feldman, Connor

**NAYS:** None

**RECUSED:** Rodriguez

**THE MOTION CARRIED.**

**17. HDRC NO. 2014-059**

Applicant: Tenna Florian

Address: 134 Armour Pl.

The applicant is requesting conceptual approval to:

1. Replace original wood French casement windows with fiberglass clad wood replacements;
2. Construct a gabled dormer addition on the north (front) roof slope;
3. Construct a shed dormer addition on the east (side) roof slope;
4. Replace existing stucco with new stucco with sand finish;
5. Construct new carport/trellis structure;
6. Construct a wood deck on the east (side) façade;
7. Convert two existing window openings on the east (side) façade to divided-light French doors to access the new side deck; and
8. Install a new single-leaf divided light door to access the new side deck.

**FINDINGS:**

- a. This request was reviewed by the Design Review Committee on March 11, 2014. Generally, there was concern over the proposed replacement windows; the existing windows were found to be intact. The committee agreed that a front-facing dormer should be avoided. There was also concern over losing the existing stucco finish, which is unique to the house.
- b. The Design Review Committee performed a site visit on March 25, 2014. During that meeting, members of the committee agreed that the windows had experienced deterioration, mostly in part to a lack of overhang in the trim detail. It was also emphasized that the windows are a unique and character-defining feature of this house. If the windows were to be replaced, any approved replacement should match in style and configuration. The front-facing dormer was discussed as a potential solution to adding upstairs space.
- c. The house at 134 Armour Place was constructed circa 1920 as a Tudor Revival cottage. The original windows to the house are wood French casement windows. Although generally uncommon, several examples of this type of window are found within the River Road Historic District. It is unclear in the information submitted whether the proposed fiberglass-clad replacements will match the original windows in style and appearance.
- d. A site visit was performed by staff on February 7, 2014. Upon inspecting the windows, the frames and sills were found to be highly deteriorated and in need of repair. An alternate trim detail may be necessary to resolve the deterioration issues. The windows themselves were not highly deteriorated, but some weathering had occurred. There appeared to be infiltration issues where the sashes meet, and many of the windows have been sealed shut. Staff finds that the windows may be repairable consistent with the Guidelines for Exterior Maintenance and Alterations 6.A.iii. However, there is concern that simple repairs would not resolve the deterioration issues due to the design of the windows and trim.

- e. Due to the uniqueness of the windows, a true in-kind replacement may not be feasible. However, any replacement product should attempt to match the original windows in size, type, configuration, material, form, appearance and detail consistent with the Guidelines for Exterior Maintenance and Alterations 6.B.iv. The proposed fiberglass replacements do not appear to be consistent with this guideline. Furthermore, drawings which illustrate replacement window and trim detailing have not been provided by the applicant.
- f. According to the Guidelines for Additions 1.B.iii, new dormer additions should be considered on non-primary facades. The addition of a front-facing dormer at this location would not be consistent with this guideline. The dormer proposed for the side roof slope, behind the main side gable of the house, would not impact the front façade and is more appropriate.
- g. This house features a trowel finish stucco. According to the Guidelines for Exterior Maintenance and Alterations 2.B.i., in-kind replacement for stucco is appropriate but should incorporate a similar texture and application technique as the original. Sand finish stucco would not be an in-kind replacement and is not consistent with the cottage style of the house.
- h. The proposed carport will be visually subordinate to the principal structure and will have the appearance of a traditional wood trellis from the street. This is consistent with the Guidelines for New Construction 5.A.i.
- i. The conversion of existing window openings into French doors on the east (side) elevation will not impact the appearance of the house from the street and maintains a similar fenestration pattern as existing, consistent with the Guidelines for Exterior Maintenance and Alterations. Similarly, the addition of the proposed single leaf door and deck will not impact the front façade and incorporates materials similar to those found in the house.

#### **RECOMMENDATION:**

1. Staff does not recommend approval of replacement windows as submitted based on findings d and e. Staff recommends that a wood window with true divided lights be explored. If window replacement is approved by the HDRC, staff recommends the added stipulation that a window and trim detail drawing be submitted for approval based on finding e.
2. Staff does not recommend approval of the front dormer based on finding d. Additional dormers located behind the main side gable of the house should be explored first.
3. Staff recommends approval of the side dormer based on finding d.
4. Staff recommends approval with the stipulation that the new stucco implements a trowel finish with a similar pattern as the original stucco based on finding e.
- 5-8. Staff recommends approval as submitted based on findings f and g.

#### **COMMISSION ACTION:**

The motion was made by Commissioner Feldman and seconded by Commissioner Connor to approve with staff recommendations.

**AYES:** Cone, Guarino, Zuniga, Valenzuela, Feldman, Connor, Rodriguez

**NAYS:** None

#### **THE MOTION CARRIED.**

#### **18. HDRC NO. 2014-130**

Applicant: Gary Royal

Address: 125 City

The applicant is requesting a Certificate of Appropriateness for approval to install 24 solar panels to the southern roof slope on the house at 125 City St. The panels, mounted to the existing standing seam metal roof, will have a raised profile of approximately 6".

**FINDINGS:**

a. According to the Guidelines for Additions 6.C.i. and 6.C.ii., solar panels should be located on the side or rear roof pitch to the maximum extent feasible to minimize visibility from the public right-of-way and mounted flush with the roof. The proposed panels are located on the side slope roof slope and are mounted flush with the roof with a raised profile of no more than 6”.

b. A site visit by staff confirms that the panels would be visible from the south and possibly visible when viewing the house from the front. Reducing the number of panels located towards the front of the house would mitigate the visual impact of the panels within the public areas of the historic district.

**RECOMMENDATION:**

Staff recommends approval with the stipulation that the four easternmost panels are either removed or relocated based on findings a and b.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Feldman to reset to May 7, 2014.

**AYES:** Cone, Guarino, Zuniga, Valenzuela, Feldman, Connor, Rodriguez

**NAYS:** None

**THE MOTION CARRIED.**

**19. HDRC NO. 2014-133**

Applicant: Alfred Castellano

Address: 1330 E. Pyron

Postponed per the applicant.

**20. HDRC NO. 2014-124**

Applicant: Ryan Reed

Address: 434 E. Mulberry

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a new concrete driveway on the east side of the property. This lot is at the corner of E. Mulberry and Kings Court. The shape of this property is unusual, with a portion extending out to the east, forming a point. The proposed driveway will be 12 feet wide and will cut across this portion of the lot. A 14 foot wide curb cut is proposed in front of the home on E. Mulberry. The existing tree on this portion of the property will remain.

2. Install a 10” tall corten planter box along the front of the home. The planter box will step down from the front porch towards the eastern end of the house, in line with the existing topography of the site.

3. Install uplighting in the planter box against the front of the home and beneath an existing tree on the site.

**FINDINGS:**

a. The home at 434 E. Mulberry is identified in the Monte Vista Historic District survey as a contributing resource, built c.1930 in the Colonial Revival style.



- b. This block of E. Mulberry is not entirely consistent in terms of driveway configuration. Most of the homes on the south side of the block have shared driveways. The property at the west end of this block, though, has a gravel drive and front parking area which runs from E. Mulberry, in front of the home and exits onto Queens Crescent.
- c. Currently, there is a small parking pad with a carport at the rear of the site, facing Kings Court.
- d. The proposed driveway is not consistent with the Guidelines for Site Elements, Section 5.B.i. Driveways should be no wider than 10 feet and curb cuts should not be placed where they are not found historically, such as in front of the primary structure on the property. A 10-foot driveway located to the side of the house, instead of the front, would be more consistent with the Guidelines. However, it is unclear if such a driveway could be installed which does not impact the existing trees located in the front yard. Furthermore, there is general concern that the introduction of a new driveway across a corner lot with access to two streets is not consistent with the historic development patterns in the Monte Vista Historic Districts and is not appropriate.
- e. The proposal to construct a low planter box in front of the home will not obstruct views of the structure from the public right-of-way, consistent with the Guidelines for Site Elements, Section 3.A.v.
- f. The proposed lighting is appropriate and consistent with the UDC Section 35-392.a provided it is appropriately directed and shielded so that it does not cause glare or spillover to neighboring homes.

**RECOMMENDATION:**

1. Staff does not recommend approval based on finding d.
2. Staff recommends approval as submitted based on findings e.
3. Staff recommends approval as submitted based on finding f.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Guarino to deny based on findings d, e and f.

**AYES:** Cone, Guarino, Zuniga, Valenzuela, Feldman, Connor, Rodriguez

**NAYS:** None

**THE MOTION CARRIED.**

- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 4:30 P.M.

APPROVED



Tim Cone  
Chair

